

**57/39 Benjamin Way, Belconnen, ACT 2617**

**Apartment For Sale**

Wednesday, 17 April 2024



57/39 Benjamin Way, Belconnen, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 76 m2**

**Type: Apartment**



Tony Yip

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**\$440,000 +**

Motivated, unneeded and seriously for sale. North-facing one-bedroom apartment with uninterrupted views! Ideally located within walking distance to Westfield Belconnen and only a short walk from Lake Ginninderra, this north-facing one-bedroom apartment is ready for new owners. With modern finishes throughout, a spacious balcony and within a secure complex, this home offers the perfect opportunity for the first home buyer, downsizer or investor.

**FEATURES** North-facing apartment in 'Sentinel' Located on the 13th floor Uninterrupted views to Lake Ginninderra Light-filled open plan, luxurious finishes throughout Built-in robe with mirrored sliding doors Balcony access both from the living area and the bedroom Stone benchtop and high-grade stainless-steel kitchen appliances Floor-to-ceiling tiling in the bathroom LED downlights Reverse cycle air conditioning Double glazed windows Carpeted living and bedroom area European laundry with a washing machine and dryer provided Lift access and visitor intercom 1 allocated car space with a nearby storage cage Resort-style swimming pool and gymnasium Outdoor BBQ entertainment area EER: 6.0 Living Size: 68m<sup>2</sup> Balcony Size: 8m<sup>2</sup> Rates: \$379 per quarter (approx) Land Tax: \$445.17 per quarter (approx) (only applicable if not primary residence) Construction: 2013 Strata Levies: \$1,279.90 per quarter (approx) Lease: \$515pw till 30 June 2024